

BORGUM PREPARES TO CARVE MOUNTAIN

Gigantic Figures to Depict Memorial of Civil War in Granite.

Atlanta Dines Sculptor

Funds Subscribed to Begin Work That Will Take Eight Years to Complete.

When one of their number is married to-morrow night in Caldwell, N. J., the ceremony will bring together three men who were school chums together in Hamilton, Scotland, but who have not met since they left the classroom sixteen years ago, and one after another came to America.

William K. Borgum, a railroad man and ranch owner of Denver, went to Caldwell two days ago to the home of one of his former chums, William Hannah. Yesterday the two met the steershipper, George W. Scott, who has been in the city since they left the classroom sixteen years ago, and one after another came to America.

Mr. Borgum now is in Atlanta, where he was the guest last night of the State and city officials and other prominent Georgians at a dinner for the restoration of the project. In connection with the memorial, it was stated, Mr. Borgum will produce a motion picture story of the war between the States, setting forth, from the viewpoint of the United States, the spirit of the memorial which he will carve. The picture will show also how the memorial idea was conceived and depicted from models and from actual work on Stone Mountain what the memorial will be like.

The scenario for the picture was written by Prince Alfonso Louis de Bourbon, a friend of Mr. Borgum, who has made a study of the civil war and in the delineation of which it was stated, he has undertaken to set forth the story with the unbiased view of an outsider. Prince Louis accompanied Mr. Borgum to Atlanta and read his scenario to the Georgians, who pledged their support to that project as well as to the memorial itself. The proceeds from the picture, Mr. Borgum said, will be devoted to the memorial.

Major-General Leonard Wood also went to Atlanta with Mr. Borgum and spoke at the dinner on the interest which the North has in Mr. Borgum's proposed work of art.

It was explained at Mr. Borgum's studio that nothing so stupendous as the Stone Mountain undertaking has ever been planned in the history of the world, a solid block of granite the northern side of which is a sheer cliff nearly 1,000 feet high and 1,500 feet wide. That perpendicular surface, it was explained, is without seams or even cracks, and offers a vast natural canvas for the sculptor's chisel.

The memorial will take the form of a big army, composed of more than 600 figures of Southern leaders, marching across the face of this cliff. Mr. Borgum, it was stated, will cut the figures in bas-relief, so that they will stand in height, so that they can be recognized for four or five miles. The principal figures will stand out in complete relief, while other figures will be scaled down through various stages of relief to mere chiseled sketches on the surface of the stone, thus giving the appearance of an army fading into the heart of the mountain.

Mr. Borgum plans to use a large number of artists under his supervision. The artists will work upon the face of the cliff from steel cages swung on cables down the side of the mountain. Much machinery and paraphernalia, it was stated, already has been installed on the top of the mountain; surveys of the cliff have been completed, a road has been cut out of the mountain top and sketches of the principal groups have been finished.

Mr. Borgum estimates that he will take about eight years to finish the work. It will cost several million dollars. Enough money, it is understood, already is on hand to start the work, and the chiseling will begin about the middle of the year. Mr. Borgum stated recently that additional and substantial sums have been pledged not only by Southerners, but that a very healthy Northern interest has been manifested in the undertaking and will support it with donations.

Stone Mountain has been deemed for the memorial purpose to the Daughters of the Confederacy by Senator J. B. Venable and the Venable estate, joint owners of the mountain. Three thousand acres of woodland about the mountain also have been made available for a park, which is expected eventually to be turned over to the Federal Government for a national park.

U. S. AND STATE COURTS ROW OVER BOOZE CASE

Landis Orders Wisconsin Justice Before Him.

LACROSSE, Wis., Jan. 8.—A clash between Federal and State court officers in Federal Court to-day over the possession of two automobiles alleged to have been used in the transportation of liquor between Ashland and Superior, Wis., prompted Judge K. M. Landis of Chicago to order Justice of the Peace Parker and the Chief of Police of Superior brought before him on January 17 to explain why the cars had not been turned over to the prohibition officers.

The situation developed when John Iverson was arraigned on the charge of transporting liquor. A. O. Wolfe, United States District Attorney, informed the court that the car used in transporting this liquor had been replenished in the State court at Superior by Jack Levinsky.

Superior, who brought the case, said Judge Landis, "I am the Chief of Police of Superior, Jack Levinsky, and the Justice who gave Levinsky possession of the car. We will see if we have any rights under the Volstead act to seize cars."

One hundred and twenty persons, of whom more than 100 are charged with violating the prohibition act, were arraigned before Judge Landis to-day. Nearly all defendants pleaded not guilty. Trials were set for January 17 and 25.

PERSHING GETS NEW TITLE

Is Made "Honorary Citizen of the City of Strasburg."

WASHINGTON, Jan. 8.—Gen. Pershing today added to the list of his titles and decorations that of "Honorary Citizen of the City of Strasburg."

Notice was received by the General from the Mayor of Strasburg that he had been made an honorary citizen of that city "as a testimonial of appreciation and recognition of the priceless cooperation rendered in the liberation of the people of the world, and in particular those of Alsace and Lorraine."

REUNION OF 3 SCOTS AT WEDDING IN JERSEY

Old Classmates to Meet at Camden To-morrow.

When one of their number is married to-morrow night in Caldwell, N. J., the ceremony will bring together three men who were school chums together in Hamilton, Scotland, but who have not met since they left the classroom sixteen years ago, and one after another came to America.

William K. Borgum, a railroad man and ranch owner of Denver, went to Caldwell two days ago to the home of one of his former chums, William Hannah. Yesterday the two met the steershipper, George W. Scott, who has been in the city since they left the classroom sixteen years ago, and one after another came to America.

Mr. Borgum now is in Atlanta, where he was the guest last night of the State and city officials and other prominent Georgians at a dinner for the restoration of the project. In connection with the memorial, it was stated, Mr. Borgum will produce a motion picture story of the war between the States, setting forth, from the viewpoint of the United States, the spirit of the memorial which he will carve. The picture will show also how the memorial idea was conceived and depicted from models and from actual work on Stone Mountain what the memorial will be like.

The scenario for the picture was written by Prince Alfonso Louis de Bourbon, a friend of Mr. Borgum, who has made a study of the civil war and in the delineation of which it was stated, he has undertaken to set forth the story with the unbiased view of an outsider. Prince Louis accompanied Mr. Borgum to Atlanta and read his scenario to the Georgians, who pledged their support to that project as well as to the memorial itself. The proceeds from the picture, Mr. Borgum said, will be devoted to the memorial.

Major-General Leonard Wood also went to Atlanta with Mr. Borgum and spoke at the dinner on the interest which the North has in Mr. Borgum's proposed work of art.

It was explained at Mr. Borgum's studio that nothing so stupendous as the Stone Mountain undertaking has ever been planned in the history of the world, a solid block of granite the northern side of which is a sheer cliff nearly 1,000 feet high and 1,500 feet wide. That perpendicular surface, it was explained, is without seams or even cracks, and offers a vast natural canvas for the sculptor's chisel.

The memorial will take the form of a big army, composed of more than 600 figures of Southern leaders, marching across the face of this cliff. Mr. Borgum, it was stated, will cut the figures in bas-relief, so that they will stand in height, so that they can be recognized for four or five miles. The principal figures will stand out in complete relief, while other figures will be scaled down through various stages of relief to mere chiseled sketches on the surface of the stone, thus giving the appearance of an army fading into the heart of the mountain.

Mr. Borgum plans to use a large number of artists under his supervision. The artists will work upon the face of the cliff from steel cages swung on cables down the side of the mountain. Much machinery and paraphernalia, it was stated, already has been installed on the top of the mountain; surveys of the cliff have been completed, a road has been cut out of the mountain top and sketches of the principal groups have been finished.

Mr. Borgum estimates that he will take about eight years to finish the work. It will cost several million dollars. Enough money, it is understood, already is on hand to start the work, and the chiseling will begin about the middle of the year. Mr. Borgum stated recently that additional and substantial sums have been pledged not only by Southerners, but that a very healthy Northern interest has been manifested in the undertaking and will support it with donations.

Stone Mountain has been deemed for the memorial purpose to the Daughters of the Confederacy by Senator J. B. Venable and the Venable estate, joint owners of the mountain. Three thousand acres of woodland about the mountain also have been made available for a park, which is expected eventually to be turned over to the Federal Government for a national park.

U. S. AND STATE COURTS ROW OVER BOOZE CASE

Landis Orders Wisconsin Justice Before Him.

LACROSSE, Wis., Jan. 8.—A clash between Federal and State court officers in Federal Court to-day over the possession of two automobiles alleged to have been used in the transportation of liquor between Ashland and Superior, Wis., prompted Judge K. M. Landis of Chicago to order Justice of the Peace Parker and the Chief of Police of Superior brought before him on January 17 to explain why the cars had not been turned over to the prohibition officers.

The situation developed when John Iverson was arraigned on the charge of transporting liquor. A. O. Wolfe, United States District Attorney, informed the court that the car used in transporting this liquor had been replenished in the State court at Superior by Jack Levinsky.

Superior, who brought the case, said Judge Landis, "I am the Chief of Police of Superior, Jack Levinsky, and the Justice who gave Levinsky possession of the car. We will see if we have any rights under the Volstead act to seize cars."

One hundred and twenty persons, of whom more than 100 are charged with violating the prohibition act, were arraigned before Judge Landis to-day. Nearly all defendants pleaded not guilty. Trials were set for January 17 and 25.

PERSHING GETS NEW TITLE

Is Made "Honorary Citizen of the City of Strasburg."

WASHINGTON, Jan. 8.—Gen. Pershing today added to the list of his titles and decorations that of "Honorary Citizen of the City of Strasburg."

Notice was received by the General from the Mayor of Strasburg that he had been made an honorary citizen of that city "as a testimonial of appreciation and recognition of the priceless cooperation rendered in the liberation of the people of the world, and in particular those of Alsace and Lorraine."

CRUDE OIL PRICE IS CUT

PITTSBURGH, Jan. 8.—The price of Pennsylvania crude oil, on which is based the price of other crude oils in this country, was cut to-day from \$6.10 a barrel to \$5.75 a barrel. The first reduction in crude oil for a number of years, and is brought about, the principal purchasing agencies said, by a decreased demand.

The readjustment of the crude oil market was extended to other grades, as follows: Cabell, \$4.21 a barrel; Somerset, \$4.60; Somerset light, \$4.25; Ragland, \$2.25.

CITY ASYLUMS HURT BY CHARITY DRIVES

Dependent Men and Women Victims of Lack of Financial Aid.

either by personal contributions to the institution they are most interested in or else by their organization, religious or charity.

Commissioner Coler pointed out that the scope of work undertaken by these various institutions is of a character and of an essential one. Each institution is engaged in a work that looks to the betterment of the community, and to do this great work in a really efficient manner additional funds are needed at once. He said that the Department of Public Welfare had helped these institutions to its financial limit, and it was now up to the people of the community to see that the children and dependent folk in the institutions did not suffer from want of proper food and environment.

As a result of numerous charity drives and the failure of the public to properly provide for the charitable institutions of the metropolis many of these asylums for the city's dependent men, women and children are facing the gravest financial crisis in their history, said Bird S. Coler, Commissioner of the Department of Public Welfare, in making this public yesterday the deficits reported to him. He announced that the Protestant institutions were in a most serious condition as a result of inadequate financial support. The total deficit of these institutions alone, he said, amounted to more than \$224,000. Although the Catholic and Jewish institutions were also in need of immediate financial assistance, the institutions conducted by the Protestants that were suffering most. He added:

"Many of the charitable institutions of the city which depend for their support on the annual appropriation for the Department of Public Welfare and receive an annual appropriation for the care of the dependents committed to them by the department are sadly in need of immediate financial assistance. Money is needed at once to continue the religious, moral and physical education of the thousands of children committed to their care. At a time like this, when hard times is knocking at our own doors we need all the money that the city can afford to spend on charity work. Mr. Hoover's ambition to take care of the children in Europe, cloth and feed them, is very praiseworthy, but it seems to me that charity begins in our own country. We have need of a great amount of money in our child care institutions in this great city, and I think it would be advisable to see that they are provided for before we go into foreign lands with our charity work."

Plans for the construction of 2,157 houses, which will house 4,688 families, are shown in the completed report. This will cost nearly \$25,000,000. The demand for one and two family dwellings dominates. Fifty-two tenements are proposed. Plans for the construction of 2,157 houses, which will house 4,688 families, are shown in the completed report. This will cost nearly \$25,000,000. The demand for one and two family dwellings dominates. Fifty-two tenements are proposed.

Plans for the construction of 2,157 houses, which will house 4,688 families, are shown in the completed report. This will cost nearly \$25,000,000. The demand for one and two family dwellings dominates. Fifty-two tenements are proposed.

Plans for the construction of 2,157 houses, which will house 4,688 families, are shown in the completed report. This will cost nearly \$25,000,000. The demand for one and two family dwellings dominates. Fifty-two tenements are proposed.

Plans for the construction of 2,157 houses, which will house 4,688 families, are shown in the completed report. This will cost nearly \$25,000,000. The demand for one and two family dwellings dominates. Fifty-two tenements are proposed.

Plans for the construction of 2,157 houses, which will house 4,688 families, are shown in the completed report. This will cost nearly \$25,000,000. The demand for one and two family dwellings dominates. Fifty-two tenements are proposed.

Plans for the construction of 2,157 houses, which will house 4,688 families, are shown in the completed report. This will cost nearly \$25,000,000. The demand for one and two family dwellings dominates. Fifty-two tenements are proposed.

Plans for the construction of 2,157 houses, which will house 4,688 families, are shown in the completed report. This will cost nearly \$25,000,000. The demand for one and two family dwellings dominates. Fifty-two tenements are proposed.

Plans for the construction of 2,157 houses, which will house 4,688 families, are shown in the completed report. This will cost nearly \$25,000,000. The demand for one and two family dwellings dominates. Fifty-two tenements are proposed.

Plans for the construction of 2,157 houses, which will house 4,688 families, are shown in the completed report. This will cost nearly \$25,000,000. The demand for one and two family dwellings dominates. Fifty-two tenements are proposed.

Plans for the construction of 2,157 houses, which will house 4,688 families, are shown in the completed report. This will cost nearly \$25,000,000. The demand for one and two family dwellings dominates. Fifty-two tenements are proposed.

Plans for the construction of 2,157 houses, which will house 4,688 families, are shown in the completed report. This will cost nearly \$25,000,000. The demand for one and two family dwellings dominates. Fifty-two tenements are proposed.

Plans for the construction of 2,157 houses, which will house 4,688 families, are shown in the completed report. This will cost nearly \$25,000,000. The demand for one and two family dwellings dominates. Fifty-two tenements are proposed.

Plans for the construction of 2,157 houses, which will house 4,688 families, are shown in the completed report. This will cost nearly \$25,000,000. The demand for one and two family dwellings dominates. Fifty-two tenements are proposed.

Plans for the construction of 2,157 houses, which will house 4,688 families, are shown in the completed report. This will cost nearly \$25,000,000. The demand for one and two family dwellings dominates. Fifty-two tenements are proposed.

Plans for the construction of 2,157 houses, which will house 4,688 families, are shown in the completed report. This will cost nearly \$25,000,000. The demand for one and two family dwellings dominates. Fifty-two tenements are proposed.

SEE LITTLE RELIEF FROM 'DOUBLING UP'

Rent Laws Have Absolutely Stopped All Building, Says Apartment Broker.

By VICTOR M. EARLE, of Earle & Calhoun.

The year 1920 has been a most unusual one as to the renting of apartments and dwellings. It must be admitted that there was a shortage of moderate and low priced apartments, but a shortage such as existed was not sufficiently acute to constitute an emergency. The emergency, if any, arose in the tenant public's mind in the form of an unwarranted panic. This panic was the result of propaganda of certain newspapers, and also certain self-appointed groups and tenant organizations, and so skilfully did they work that their propaganda fooled not only the tenants and the public, but also the very men in the real estate business and the law-makers.

The moderate landlord and the moderate tenant were not drawn into this panic, but a sufficiently large number of unscrupulous landlords took full advantage of the situation and raised rents monthly to unthought of heights. These landlords operated in apartments under the greatest sufferings, and through the greed and aggression of these landlords the April and September rent laws resulted.

These rent laws accomplished their two main purposes—they minimized evictions in October and they taught the greedy landlords a serious lesson. They have created, however, numerous litigation and congestion in the courts and have defeated their very purpose of enactment. They have not only failed to create new apartments, but they have absolutely stopped all building construction.

These laws were rushed through without much thought, and disregarding the advice of the real estate specialists and they were laws based upon a false premise—emergency. They gave the profiteering tenant (and there were many of these) just the opportunity he wanted to make the road of not only the aggressive landlord, but the moderate landlord as well, a most difficult one. They worked the greatest hardship on these seeking apartments and allowed the tenants in possession to take far greater advantage of the situation than those making the laws intended.

The landlords have won victory in the appellate division so far as section 947 of the Rent Laws is concerned. A tenant in possession of an apartment before the expiration of his lease, and without the consent of the landlord can be removed from the premises now through an ejectment proceeding in the Supreme Court. The law taking away the right from the landlord, which in section 947, was declared null and void by the appellate division.

The real estate organizations of the city are advising moderation in the part of the landlord as to the use of this ejectment proceeding and are endeavoring not to take advantage of this proceeding.

It is Easy to Insert "WANT" Ads. in THE NEW YORK HERALD

OVER 600 AGENCIES AND BRANCH OFFICES

have been established, for your convenience, in various sections of Greater New York. These offices are listed below according to streets or suburbs. You will surely find one close to your home or place of business.

APPHABETICAL LIST OF WANT AGENTS

Preserve This List for Your Convenience and Ready Reference.

- 44th Street 1444-Jaffa Adv. Agency
- 45th Street 1445-H. Barber
- 46th Street 1446-H. Belmore
- 47th Street 1447-S. Kaplan
- 48th Street 1448-S. Kaplan
- 49th Street 1449-S. Kaplan
- 50th Street 1450-S. Kaplan
- 51st Street 1451-S. Kaplan
- 52nd Street 1452-S. Kaplan
- 53rd Street 1453-S. Kaplan
- 54th Street 1454-S. Kaplan
- 55th Street 1455-S. Kaplan
- 56th Street 1456-S. Kaplan
- 57th Street 1457-S. Kaplan
- 58th Street 1458-S. Kaplan
- 59th Street 1459-S. Kaplan
- 60th Street 1460-S. Kaplan
- 61st Street 1461-S. Kaplan
- 62nd Street 1462-S. Kaplan
- 63rd Street 1463-S. Kaplan
- 64th Street 1464-S. Kaplan
- 65th Street 1465-S. Kaplan
- 66th Street 1466-S. Kaplan
- 67th Street 1467-S. Kaplan
- 68th Street 1468-S. Kaplan
- 69th Street 1469-S. Kaplan
- 70th Street 1470-S. Kaplan
- 71st Street 1471-S. Kaplan
- 72nd Street 1472-S. Kaplan
- 73rd Street 1473-S. Kaplan
- 74th Street 1474-S. Kaplan
- 75th Street 1475-S. Kaplan
- 76th Street 1476-S. Kaplan
- 77th Street 1477-S. Kaplan
- 78th Street 1478-S. Kaplan
- 79th Street 1479-S. Kaplan
- 80th Street 1480-S. Kaplan
- 81st Street 1481-S. Kaplan
- 82nd Street 1482-S. Kaplan
- 83rd Street 1483-S. Kaplan
- 84th Street 1484-S. Kaplan
- 85th Street 1485-S. Kaplan
- 86th Street 1486-S. Kaplan
- 87th Street 1487-S. Kaplan
- 88th Street 1488-S. Kaplan
- 89th Street 1489-S. Kaplan
- 90th Street 1490-S. Kaplan
- 91st Street 1491-S. Kaplan
- 92nd Street 1492-S. Kaplan
- 93rd Street 1493-S. Kaplan
- 94th Street 1494-S. Kaplan
- 95th Street 1495-S. Kaplan
- 96th Street 1496-S. Kaplan
- 97th Street 1497-S. Kaplan
- 98th Street 1498-S. Kaplan
- 99th Street 1499-S. Kaplan
- 100th Street 1500-S. Kaplan

SEE LITTLE RELIEF FROM 'DOUBLING UP'

Rent Laws Have Absolutely Stopped All Building, Says Apartment Broker.

By VICTOR M. EARLE, of Earle & Calhoun.

The year 1920 has been a most unusual one as to the renting of apartments and dwellings. It must be admitted that there was a shortage of moderate and low priced apartments, but a shortage such as existed was not sufficiently acute to constitute an emergency. The emergency, if any, arose in the tenant public's mind in the form of an unwarranted panic. This panic was the result of propaganda of certain newspapers, and also certain self-appointed groups and tenant organizations, and so skilfully did they work that their propaganda fooled not only the tenants and the public, but also the very men in the real estate business and the law-makers.

The moderate landlord and the moderate tenant were not drawn into this panic, but a sufficiently large number of unscrupulous landlords took full advantage of the situation and raised rents monthly to unthought of heights. These landlords operated in apartments under the greatest sufferings, and through the greed and aggression of these landlords the April and September rent laws resulted.

These rent laws accomplished their two main purposes—they minimized evictions in October and they taught the greedy landlords a serious lesson. They have created, however, numerous litigation and congestion in the courts and have defeated their very purpose of enactment. They have not only failed to create new apartments, but they have absolutely stopped all building construction.

These laws were rushed through without much thought, and disregarding the advice of the real estate specialists and they were laws based upon a false premise—emergency. They gave the profiteering tenant (and there were many of these) just the opportunity he wanted to make the road of not only the aggressive landlord, but the moderate landlord as well, a most difficult one. They worked the greatest hardship on these seeking apartments and allowed the tenants in possession to take far greater advantage of the situation than those making the laws intended.

The landlords have won victory in the appellate division so far as section 947 of the Rent Laws is concerned. A tenant in possession of an apartment before the expiration of his lease, and without the consent of the landlord can be removed from the premises now through an ejectment proceeding in the Supreme Court. The law taking away the right from the landlord, which in section 947, was declared null and void by the appellate division.

The real estate organizations of the city are advising moderation in the part of the landlord as to the use of this ejectment proceeding and are endeavoring not to take advantage of this proceeding.

It is Easy to Insert "WANT" Ads. in THE NEW YORK HERALD

OVER 600 AGENCIES AND BRANCH OFFICES

have been established, for your convenience, in various sections of Greater New York. These offices are listed below according to streets or suburbs. You will surely find one close to your home or place of business.

APPHABETICAL LIST OF WANT AGENTS

Preserve This List for Your Convenience and Ready Reference.

- 44th Street 1444-Jaffa Adv. Agency
- 45th Street 1445-H. Barber
- 46th Street 1446-H. Belmore
- 47th Street 1447-S. Kaplan
- 48th Street 1448-S. Kaplan
- 49th Street 1449-S. Kaplan
- 50th Street 1450-S. Kaplan
- 51st Street 1451-S. Kaplan
- 52nd Street 1452-S. Kaplan
- 53rd Street 1453-S. Kaplan
- 54th Street 1454-S. Kaplan
- 55th Street 1455-S. Kaplan
- 56th Street 1456-S. Kaplan
- 57th Street 1457-S. Kaplan
- 58th Street 1458-S. Kaplan
- 59th Street 1459-S. Kaplan
- 60th Street 1460-S. Kaplan
- 61st Street 1461-S. Kaplan
- 62nd Street 1462-S. Kaplan
- 63rd Street 1463-S. Kaplan
- 64th Street 1464-S. Kaplan
- 65th Street 1465-S. Kaplan
- 66th Street 1466-S. Kaplan
- 67th Street 1467-S. Kaplan
- 68th Street 1468-S. Kaplan
- 69th Street 1469-S. Kaplan
- 70th Street 1470-S. Kaplan
- 71st Street 1471-S. Kaplan
- 72nd Street 1472-S. Kaplan
- 73rd Street 1473-S. Kaplan
- 74th Street 1474-S. Kaplan
- 75th Street 1475-S. Kaplan
- 76th Street 1476-S. Kaplan
- 77th Street 1477-S. Kaplan
- 78th Street 1478-S. Kaplan
- 79th Street 1479-S. Kaplan
- 80th Street 1480-S. Kaplan
- 81st Street 1481-S. Kaplan
- 82nd Street 1482-S. Kaplan
- 83rd Street 1483-S. Kaplan
- 84th Street 1484-S. Kaplan
- 85th Street 1485-S. Kaplan
- 86th Street 1486-S. Kaplan
- 87th Street 1487-S. Kaplan
- 88th Street 1488-S. Kaplan
- 89th Street 1489-S. Kaplan
- 90th Street 1490-S. Kaplan
- 91st Street 1491-S. Kaplan
- 92nd Street 1492-S. Kaplan
- 93rd Street 1493-S. Kaplan
- 94th Street 1494-S. Kaplan
- 95th Street 1495-S. Kaplan
- 96th Street 1496-S. Kaplan
- 97th Street 1497-S. Kaplan
- 98th Street 1498-S. Kaplan
- 99th Street 1499-S. Kaplan
- 100th Street 1500-S. Kaplan

SEE LITTLE RELIEF FROM 'DOUBLING UP'

Rent Laws Have Absolutely Stopped All Building, Says Apartment Broker.

By VICTOR M. EARLE, of Earle & Calhoun.

The year 1920 has been a most unusual one as to the renting of apartments and dwellings. It must be admitted that there was a shortage of moderate and low priced apartments, but a shortage such as existed was not sufficiently acute to constitute an emergency. The emergency, if any, arose in the tenant public's mind in the form of an unwarranted panic. This panic was the result of propaganda of certain newspapers, and also certain self-appointed groups and tenant organizations, and so skilfully did they work that their propaganda fooled not only the tenants and the public, but also the very men in the real estate business and the law-makers.

The moderate landlord and the moderate tenant were not drawn into this panic, but a sufficiently large number of unscrupulous landlords took full advantage of the situation and raised rents monthly to unthought of heights. These landlords operated in apartments under the greatest sufferings, and through the greed and aggression of these landlords the April and September rent laws resulted.

These rent laws accomplished their two main purposes—they minimized evictions in October and they taught the greedy landlords a serious lesson. They have created, however, numerous litigation and congestion in the courts and have defeated their very purpose of enactment. They have not only failed to create new apartments, but they have absolutely stopped all building construction.

These laws were rushed through without much thought, and disregarding the advice of the real estate specialists and they were laws based upon a false premise—emergency. They gave the profiteering tenant (and there were many of these) just the opportunity he wanted to make the road of not only the aggressive landlord, but the moderate landlord as well, a most difficult one. They worked the greatest hardship on these seeking apartments and allowed the tenants in possession to take far greater advantage of the situation than those making the laws intended.

The landlords have won victory in the appellate division so far as section 947 of the Rent Laws is concerned. A tenant in possession of an apartment before the expiration of his lease, and without the consent of the landlord can be removed from the premises now through an ejectment proceeding in the Supreme Court. The law taking away the right from the landlord, which in section 947, was declared null and void by the appellate division.

The real estate organizations of the city are advising moderation in the part of the landlord as to the use of this ejectment proceeding and are endeavoring not to take advantage of this proceeding.

It is Easy to Insert "WANT" Ads. in THE NEW YORK HERALD

OVER 600 AGENCIES AND BRANCH OFFICES

have been established, for your convenience, in various sections of Greater New York. These offices are listed below according to streets or suburbs. You will surely find one close to your home or place of business.

APPHABETICAL LIST OF WANT AGENTS

Preserve This List for Your Convenience and Ready Reference.

- 44th Street 1444-Jaffa Adv. Agency
- 45th Street 1445-H. Barber
- 46th Street 1446-H. Belmore
- 47th Street 1447-S. Kaplan
- 48th Street 1448-S. Kaplan
- 49th Street 1449-S. Kaplan
- 50th Street 1450-S. Kaplan
- 51st Street 1451-S. Kaplan
- 52nd Street 1452-S. Kaplan
- 53rd Street 1453-S. Kaplan
- 54th Street 1454-S. Kaplan
- 55th Street 1455-S. Kaplan
- 56th Street 1456-S. Kaplan
- 57th Street 1457-S. Kaplan
- 58th Street 1458-S. Kaplan
- 59th Street 1459-S. Kaplan
- 60th Street 1460-S. Kaplan
- 61st Street 1461-S. Kaplan
- 62nd Street 1462-S. Kaplan
- 63rd Street 1463-S. Kaplan
- 64th Street 1464-S. Kaplan
- 65th Street 1465-S. Kaplan
- 66th Street 1466-S. Kaplan
- 67th Street 1467-S. Kaplan
- 68th Street 1468-S. Kaplan
- 69th Street 1469-S. Kaplan
- 70th Street 1470-S. Kaplan
- 71st Street 1471-S. Kaplan
- 72nd Street 1472-S. Kaplan
- 73rd Street 1473-S. Kaplan
- 74th Street 1474-S. Kaplan
- 75th Street 1475-S. Kaplan
- 76th Street 1476-S. Kaplan
- 77th Street 1477-S. Kaplan
- 78th Street 1478-S. Kaplan
- 79th Street 1479-S. Kaplan
- 80th Street 1480-S. Kaplan
- 81st Street 1481-S. Kaplan
- 82nd Street 1482-S. Kaplan
- 83rd Street 1483-S. Kaplan
- 84th Street 1484-S. Kaplan
- 85th Street 1485-S. Kaplan
- 86th Street 1486-S. Kaplan
- 87th Street 1487-S. Kaplan
- 88th Street 1488-S. Kaplan
- 89th Street 1489-S. Kaplan
- 90th Street 1490-S. Kaplan
- 91st Street 1491-S. Kaplan
- 92nd Street 1492-S. Kaplan
- 93rd Street 1493-S. Kaplan
- 94th Street 1494-S. Kaplan
- 95th Street 1495-S. Kaplan
- 96th Street 1496-S. Kaplan
- 97th Street 1497-S. Kaplan
- 98th Street 1498-S. Kaplan
- 99th Street 1499-S. Kaplan
- 100th Street 1500-S. Kaplan

1921 TO SEE REALTY ON A FIRMER BASIS

Some Losses Will Be Suffered During Readjustment but Market Will Be Vastly Improved

By REMSEN JOHNSON, President of Jere Johnson & Co., Inc.

The present situation in the real estate market is anomalous and perplexing. The optimist